

COMMITTEE ON JOINT SCHOOL BUILDINGS

July 11, 2006

5:00 PM

Chairman Beaudry called the meeting to order.

The Clerk called the roll.

Present: School Committee Members Beaudry, Gelinas
Aldermen Thibault, Forest, Roy

Absent: School Committee Member Herbert

Ratify and confirm telephone poll that was conducted between June 21 and June 23, 2006 authorizing various change orders.

On motion of School Committeeman Gelinas, seconded by Alderman Thibault, it was voted to ratify and confirm the poll.

Chairman Beaudry addressed Item #3:

3. Update on the School Facilities Improvement Project (Monthly Report – June 2006).

Mr. Tim Clougherty, Facilities Division of the City, stated with us tonight, Alan Jefferson is on vacation, is Michael McIntyre who has recently joined our program with DMJM, and he is going to give us a little report on what we have been doing over the past 60 to 90 days and possibly talk a little bit about what we have going on. I won't tell you there isn't a heck of a lot of activity going on, we are in a punch list phase and there's some various scopes of work that we are doing, so I'll let Mike go through that and then I'll entertain any questions.

Mr. McIntyre addressed the Committee stating as you know last day of school was Thursday, June 22nd, the contractor at that time switched to five days day shift. They have started to bring their subcontractors in to perform punch list work, the RCL lists are starting to go down at a number of the schools. The Southside

Middle School, Hillside Middle, all the classroom additions have been in full use by students and faculty and we do have punch list work ongoing at those schools. Most of the schools have undergone the majority of their punch list work. We do have a couple schools that the contractor is still waiting to get their subcontractors on site. They are having a little bit of a personnel problem getting the trades in. We still have ongoing training sessions with City personnel for the building systems and components particularly the mechanical systems, and some of the electrical systems. On the agenda we have the schools listed with the major items of work that have been ongoing for the last 30 to 60 days. The high schools will be receiving most of the attention from the contractor in the coming months. That's where some of the larger punch list items are. As Tim did say earlier there hasn't been a lot going on the last 30 to 60 days, it's been minor punch list work, now we are starting to try to get into the meat of it. It's just getting the contractor to move along and get their subs in.

Alderman Thibault asked Tim, what do you feel we are at, what is your expert opinion as to is there anything here that you feel we should get to know about before we send this to the full Board.

Mr. Clougherty stated well, we all know what position we are in with Gilbane from a legal perspective so I am going to limit my comments in some regard, there is still a lot of work to do in the schools and we are monitoring Gilbane's progress daily and weekly. The remaining 18 schools, outside of the high schools have a different substantial completion date, and that date is August 28, 2006. Now according to our contract Gilbane is required to be substantially complete on 21 school as of August 28th of this year. That's what we are looking at, we are putting together comprehensive scopes of work so we fully understand what's left to do, attempting to correspond with Gilbane and get on the same page relative to those scopes of work and receive some commitments as to when exactly those work items will be accomplished.

Alderman Thibault asked, do you feel somewhat comfortable with where things are right now.

Mr. Clougherty responded I wouldn't say that, I would say that we are trying to work with Gilbane in order to understand exactly when these items will be addressed.

Alderman Forest moved to accept the report as given. School Committeeman Gelinas duly seconded the motion.

Mr. Clougherty noted that Alderman Roy had requested last month a copy of a report for Hallsville School, a structural report, we had that scanned electronically

and I'm going to be sending that down to the Clerk, for either distribution or electronic viewing. I just wanted to make a note that it was not overlooked and would be done.

There being no further discussion Chairman Beaudry called for a vote. There being none opposed the motion carried.

Chairman Beaudry stated he had a couple of comments for the record, on the punch list, Central High School the floors, still a very big concern in the Classical building and also the Courtyard concrete and the stairs leading up to the Classical Building the risers of the stairs, is there going to be anything done with those issues and also the seam between the Courtyard and the Practical Arts Building where the expansion joint was that seems like it is kind of eroding already those are concerns that I've been keeping up on because they were big concerns was the project was going on and from my understanding the floors in the Classical Building the tiles are still popping, the nails are starting to come up through the tiles now so there is still some major problems over there with the floors in the Classical. One other concern is the doors, I know we talked about it several months ago, but the door closure and locks on the doors Memorial High School, Central, has anybody come forward yet to start repairing them and who is doing that work now that that contractor is gone.

Mr. Clougherty stated three parts. Floors concrete from what I understand your question, concrete expansion joints, cracks and stairs, and new hardware. The Practical Arts we talked about someone coming in and giving a report, and I have that report we have had it for maybe 60 days or so, I'll share that with the committee and we can go from there. We are reviewing it internally and exploring our options based on the findings from the consultant. Regarding the Courtyard, I'll call them concrete deficiencies I'm not sure exactly where we stand without looking at our punch list specifically, but I will do that Mike and I can do that this week, tomorrow and if those items aren't on there I'll go out there and look at them personally and make sure that they are up to date. Mike's telling me they are on the punch list we have. The door hardware is a difficult issue to get our hands around from the City's perspective. Gilbane has found their subcontractor in default and they are working with supposedly another contractor to accomplish the balance of the scope of work, obvious a long and drawn out process to terminate a contractor and bring someone else in. We've been hearing for several months now that materials are in order and the contractor is basically doing an inventory to assess where his predecessor left off what items he needs to pick up to complete at each of the locations mentioned then they are ordering the material and executing the scope of work. We've been going through this now since February or March. I have met with the subcontractor, I don't know if he is engaged by Gilbane at this

point in time or not, but supposedly he is going to be brought on and I have met with him and he seems competent. So we are going to continue to monitor that very closely.

Chairman Beaudry asked if that would be done before the start of school this year.

Mr. Clougherty stated I can't make that commitment personally. But, it would be our intention to push Gilbane to make that happen.

Chairman Beaudry stated the concern that we have and I say we, even on the Safety Review Committee, when you look at those doors, some of the lock mechanisms that are going horizontal their pulled forward kids going through that somebody could get one in the eye or could injure somebody the way, at least the ones that I saw, were on the doors, they are just hanging there because the bolts have come right out of the wood.

Mr. Clougherty replied we are looking it from deficiency in installation, not from vandalism per say. From my understanding there is a number of reports of vandalism. There was an article in the Central High Little Green where someone had commented that the doors were falling apart when kids were kicking them. That's going to happen, there is no way we can stop that from happening. So, what we are looking at was were they installed properly and if they weren't installed properly then we will make sure the contractor addresses it.

Alderman Roy stated the retainage that we have with Gilbane, when that finally gets paid out if it gets paid out does that come through this committee.

Mr. Clougherty responded no, not necessarily. The contract calls for retainage to be evaluated on a project by project and subcontractor by subcontractor basis, and I work with DMJM to ascertain as to whether the contractor is done or not and if he is done he is paid in full as would be customary on any construction contract.

Alderman Roy asked how hard it would be to start generating a report of what's paid out to which contractors as we finalize this, is that something you have electronically.

Mr. Clougherty responded we could probably get that.

Alderman Roy stated so if we could just get that added to our month reports if it is not going to swamp your office or DMJM's office just so as we start to close out of this project and the punch list see which contractors are paid in full, off the job and which ones are left on the job and where the retainage stands, balances.

Mr. Clougherty responded this is a very complicated subject when you talk about a subcontractor or a scope of work, and Gilbane's obligations to the City what that subcontractor's obligations were to Gilbane, if there is any delta between those so the report may not accurately represent what you are looking for in face value.

Alderman Roy stated I think if you generate an initial report, and then as we get closer to closeout if it needs tweaking or at least gives us more information of who's still with us, what's left, and as well. The other question I had is are the punch lists electronic, are they written or in a spreadsheet form or.

Mr. Clougherty stated we could probably put them into some form of electronic format.

Alderman Roy state okay, if something just so we can get our hands around what's left I'd also ask the Chair that as we get closer to the end of summer if we could possibly schedule a committee tour or authorize individual alderman school tours on a more formal basis with Tim and a representative of DMJM.

Chairman Beaudry stated it's a great suggestion I would definitely like to do that, if you want to do a committee I would suggest a committee, if people want to do it on their own, but I would like to do it as a committee.

Alderman Roy stated yes, many of us visit the schools on a regular basis but in a formal have the documentation have the viewing maybe have a principal, a DMJM representative as well as Tim there would be appreciated.

OTHER BUSINESS

Chairman Beaudry stated at Memorial High School Committeeman Kruse called it to my attention I guess he had some telephone calls on it, the outside dust collector that is on the Porter Street side I guess it's for the wood shop, I don't know if it collects dust, but it's a ventilation system it runs up part of the building, apparently some of the neighbors are complaining that it is an eye sore, is there anything that we can do with design build to just throw a coat of paint on that or spruce it up a bit.

Mr. Clougherty stated they could look at painting it.

Chairman Beaudry stated I'm bringing it up now just to inform you but I'll be bringing it up at a building and sites committee meeting on the 24th get it on the record on the school side but it's something I don't know what it would cost to paint it.

Mr. Clougherty responded he didn't know off the top of his head but he would get some quotations for consideration.

Alderman Roy stated it sounded like a great extra-curricular activity for one of our woodshops or, it's been there since I was at Memorial so I do know what you are talking about but if it makes the neighbors happy maybe we could do it in conjunction with one of the classes.

Chairman Beaudry stated he didn't know if they had a painting class.

Alderman Forest stated I guess I'm going along that line too, I've seen those cyclone systems from school and when my uncle was a carpenter, cabinet shop. Wouldn't it be cheaper or less expensive to get some trees to plant in front of it, those things are rather loud and the trees or hedges would hide them.

Mr. Clougherty stated he didn't recall exactly where it is but he was thinking it's toward the top of the building.

Discussion ensued where it was noted by several that it was along the asphalt parking lot.

Mr. Clougherty stated he would look at it in terms of privacy screening or something like that in lieu of painting it, I don't know until I look at it but I'll come up with a recommendation for you.

Chairman Beaudry stated if my memory serves me right it would have to be accessible to the Fire Department, referring to a former fire in the ductwork.

There being no further business to come before the committee, on motion of Alderman Forest, duly seconded by Alderman Thibault, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee